159.0	0008	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	624,000 /	624,000
USE VALUE:	624,000 /	624,000
ASSESSED:	624,000 /	624,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O ROURKE JAMES
Owner 2:	
Owner 3:	
Street 1:	152 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	204,000		420,000	624,000
Total Card	0.138	204,000		420,000	624,000
Total Parcel	0.138	204,000		420,000	624,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.67 | /Parcel: 541.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105978
GIS Ref	
GIS Ref	
Insp Date	05/25/18

!12439!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	204,000	0	6,000.	420,000	624,000		Year end	12/23/2021
2021	101	FV	197,200	0	6,000.	420,000	617,200		Year End Roll	12/10/2020
2020	101	FV	197,200	0	6,000.	420,000	617,200	617,200	Year End Roll	12/18/2019
2019	101	FV	185,800	0	6,000.	420,000	605,800	605,800	Year End Roll	1/3/2019
2018	101	FV	185,800	0	6,000.	354,000	539,800	539,800	Year End Roll	12/20/2017
2017	101	FV	185,800	0	6,000.	324,000	509,800	509,800	Year End Roll	1/3/2017
2016	101	FV	185,800	0	6,000.	276,000	461,800	461,800	Year End	1/4/2016
2015	101	FV	174,100	0	6,000.	240,000	414,100	414,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:44:47

LAST REV

Date	Time
09/25/20	08:36:00
danam	

PAT ACCT. 12439

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12141-91		1/10/1972			No	No		N

USER DEFINED

Prior Id # 1:	105978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	BS	Barbara S
3/27/2009	Inspected	189	PATRIOT
11/12/2008	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Meas. Denied	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277226
Depreciation:	73188
Depreciated Total:	204038

COMMENTS

ENTRY DENIED. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

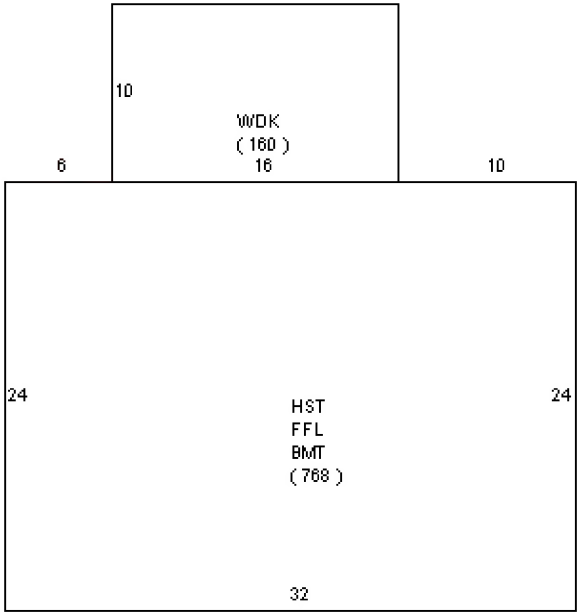
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	98.08
Final Total:	204000	Val/Su SzAd	177.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
WDK	Deck	160	12.250	1,960

Net Sketched Area:	2,080			Total:	207,226
Size Ad	1152	Gross Area	2464	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

159.0-0008-0017.0